

**Ashland Planning Board
Draft Minutes
December 28, 2016**

CALL TO ORDER: Susan McLeod, Chair of the Ashland Planning Board, called the meeting to order at 6:30 PM.

MEMBERS PRESENT: Members present for the meeting were Susan McLeod, Carol Fucarile, Cheryl Cox, Mardean Badger and Leigh Sharps.

MEMBERS ABSENT: Fran Newton was absent due to a scheduling conflict.

DISPOSITION OF MINUTES

The minutes of the Wednesday, December 7, 2016 meeting were reviewed. Mardean Badger made a motion to accept the minutes as amended. Carol Fucarile seconded the motion. With four votes in the affirmative and one abstention the motion passed.

CORRESPONDENCE

The Board reviewed the Zoning Board amendments the Planning Board will present at the 2017 Town Meeting. They reviewed the amendments pertaining to signs. 3.3.2a should now read: the copy (content, words) can't restrict the content of the sign on any commercial business.

The Board reviewed amendment 3.3.5. It should now read: no sign will be placed on town land. The State does not want signs on the State right of ways. Notification of violators of this ordinance is done by the Code Enforcement Officer. He/she notifies the violator, removes the sign and stores it so the violator can claim it within 30 days. The Board included in this sign amendment: no sign can be put on town or private property without written permission from the property owner.

The 4.7 amendment deals with regulations relative to directional signs on business properties.

The 3.3.4.1 amendment was reviewed to ensure that the size of the sign is included in the text of the regulation. The size of the sign is included within the amendments pertaining to Commercial Zones.

The sign amendments that will be presented for a town vote at Town Meeting can be reviewed by town residents online on the Town website or a printed copy of the amendments can be obtained at the Town Office.

The sign shall not exceed 6 sq. ft. The amendments will specify the size of each business sign. Final changes to the Zoning Board amendments will be made at the scheduled Public Hearing of the Planning Board on Wednesday, January 4, 2017.

The Board reviewed the Building Regulations. The Board reviewed article 7.3. This article will read: The Ashland Board of Selectmen is authorized to grant waivers to statutory requirements under RSA 147:8 regarding hooking up to municipal sewer lines. For Article 15 Fees: The Board

reviewed RSA 41:9a which states: the Board of Selectmen allows the Planning Board to change fees provided the Planning Board first holds a Public Hearing on any proposed changes in compliance with RSA 41:9-a Section IV.

The Board discussed the issuing of Building Permits. The following issues were discussed:

- The Building Inspector issues/denies permits
- The Building Inspector looks at the whole project
- The Department of Public Works is not an issuing agent
- The Department of Public Works needs to issue their recommendations in writing, sign the recommendations for driveways and attach their recommendations to the Building Permit
- The Board of Selectmen issue parade permits
- The Building Permit needs to be put in writing and the Building Inspector needs to sign all Building Permits

Amendment 2.2 needs to add the words “Site Plan.”

Article 3 needs to include the words: the article needs to include the market value of the property if the project is for a new structure. The setback from the boundary line should be noted by Building Inspector.

The Board discussed the driveway behind Shurfine Market. The driveway is owned by Shurfine Market. Any informational signs placed on private property do not need a sign permit. The property owner of Shurfine Market can place a sign on his own property specifying that in the winter any vehicles parked in that driveway will be towed at the owner’s expense.

The Board discussed the 44 Main Street property. Tony Randall researched the ownership history of the abutting Town park property. As a result of the research, it was determined that the park property is actually owned by the State of NH. The Town Administrator advised the present owner through Cris Solomon of Samyn D’Elia of this fact. The Board discussed the following points:

- If the State conveys the property to the present owner, the present owner will not have to go before the Zoning Board of Adjustment for a variance.
- The Board has a concern that there is no setback from the existing sidewalk in front of the property.
- The owners of 44 Main Street will not have to landscape for Memorial Park
- If it is the State’s intention to give the property to the Town a deed to the property will be given to the Town. The project would then move forward as originally proposed. The Planning Board will be notified as to the intentions of the State
- Since the State owns the property there is no reason to call a joint Public Hearing with the Zoning Board of Adjustment on Wednesday, January 4, 2017.
- If the owners decide to expand the property at 44 Main Street they will need to come before the Planning Board for a Site Plan Review.

Barry Gaw of EFAR and owner of the Squam River Landing Project will come to the next scheduled meeting of the Planning Board to discuss extending the bond for the infrastructure

work for the calendar year 2017. Barry Gaw was advised that Leavitt Hill Road needed to be brought up to standard by the end of the construction season in the fall of 2016. Civil Takeoff LLC was retained by Mr. Gaw for this Project. The Planning Board has been advised that Leavitt Hill Road work has not been completed as of December 2016. Furthermore, the engineer for the project has not been consulted by the DPW as advised in a letter dated August 4, 2016.

The Planning Board spent the rest of the meeting reviewing issues that need more research and/or further discussion. These issues will be discussed further at future meetings of the Board.

ADJOURNMENT

The next meeting is the Board meeting, will be Wednesday, January 4, 2017 at 6:30 pm at the Ashland Elementary School Library.

With nothing more to come before it, the Board adjourned. The meeting adjourned at 8:10 PM.

Minutes submitted by Paula Hancock